FUTURE LAND USE ELEMENT

TABLE OF CONTENTS

LIST OF TABLES

LIST OF FIGURES

I. INTRODUCTION

The purpose of the Future Land Use Element is to bring together all the future land use needs of the community, as determined in each element of the plan, while protecting the natural environment. The planning period for the Plan is 2000-2020. The needs will be addressed in two periods, the first being the near term period which lasts until 2008, and the longer term period between 2009 to 2020.

The City of Freeport is located at the intersection of SR 20 and US 331. There are no motels or other seasonal/tourist facilities in the City, therefore all population figures are considered permanent residents. The City provides potable water and sewer to its residents.

Table 1 shows that in 1977 the City population was 600 or about 3 percent of the total County population. By 1986, the population had increased to 820, or about 3 percent of the total County population. The average annual rate of population increase from 1977 and 1986 was 3.7 percent. The rate from 1980 to 1986 was 3.8 percent. The average annual rate of population increase from 1990 to 2000 was 4.1 percent.

The projections in Table 1 were developed by using the 2000 census of 1.235. Projections were extrapolated by assuming that the growth rate experienced during the ten-year period from 1990 to 2000 would continue through the year 2020.

Figure 1 is a location map of area involved in this Plan.

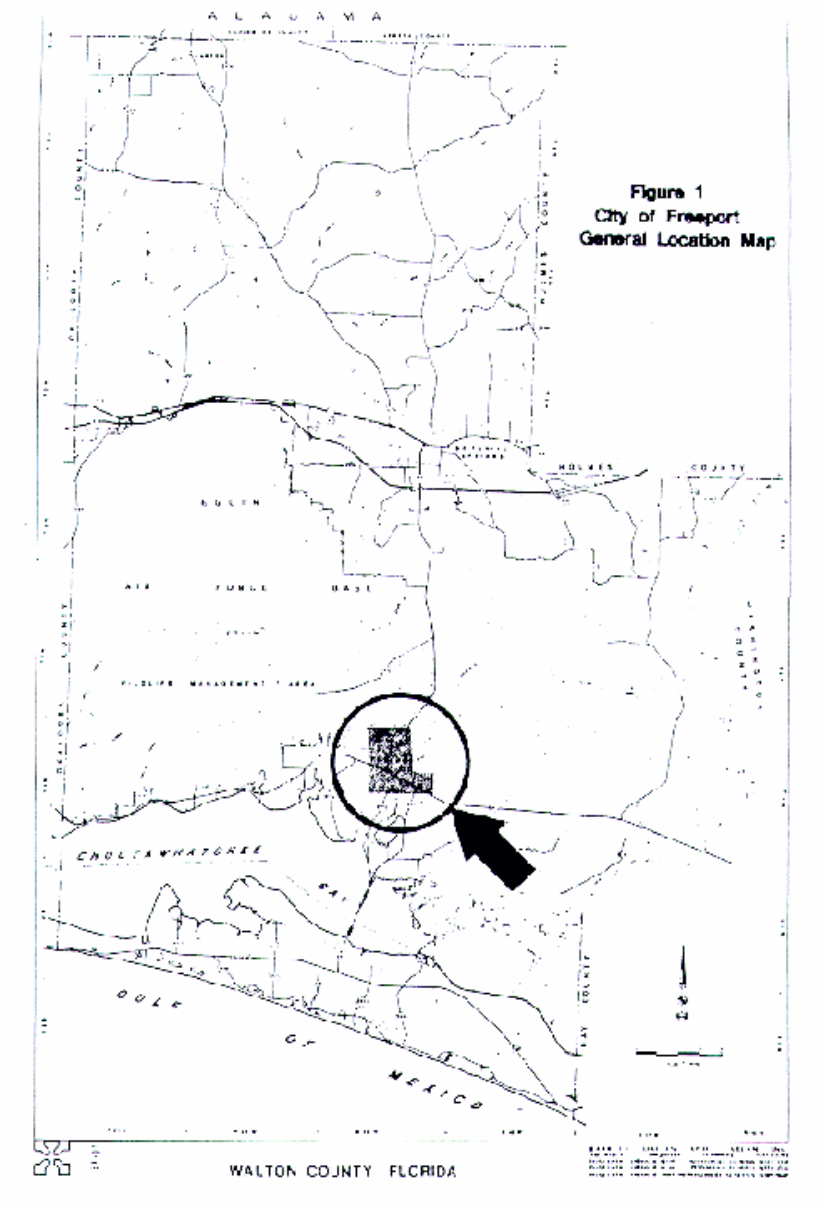


Figure 1
City of Freeport
General Location Map

TABLE I - POPULATION PROJECTIONS

YEAR	TOTAL PROJECTED POPULATION	HOUSEHOLD SIZE	HOUSEHOLDS
1960	373	3.5	125
1970	518	3.1	167
1980	683	2.6	262
1989	859 (from housing survey)	2.49	345
1990	889	2.48	358
1995	1054	2.42	436
2000	1235	2.43	508
2005	1490	2.42	615
2010	1744	2.42	721
2020	2463	2.41	1022

Population projections are based upon linear mathematical extrapolation technique. These projections are based on the 2000 Census, and the "Bureau of Economic and Business Research (BEBR) Florida Population Studies, Population Projection by Age, Sex and Race for Florida and its Counties, 2002-2025. Census data figures were compared to current population projections based upon the number of currently occupied households of 511 multiplied by the projected number of persons based upon reduction of 2000 census calculation of 2.43 persons per household by the average rate of decline in household size in Walton County as a whole of .45% per year. The result of 1235 persons living in Freeport in 2000 compared with the 518 living in Freeport in 1970 yields a linear growth rate over the 30 year period of 4.61% per year.

II. DATA SUMMARY AND ANALYSIS

A. Natural Resources

1. Existing Waterwells. Figure 2 depicts the existing waterwells within the city.

2. Floodplain/Wetland. The topography, vegetation, and soil characteristics indicate the land area in Freeport in the floodplain and potential wetland categories. Those areas subject to flooding are depicted in Figure 3.

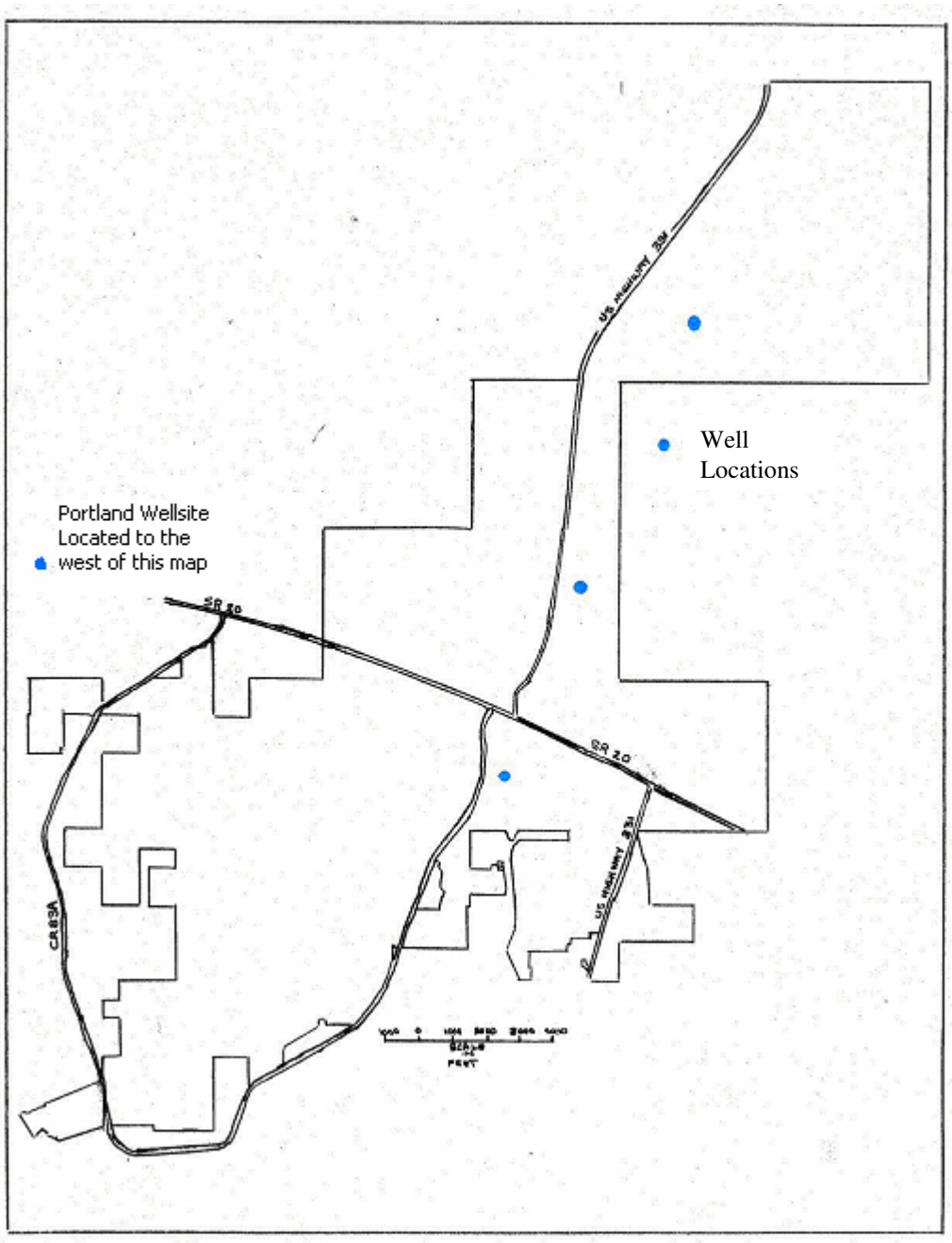


Figure 2

City of Freeport

Location of Water Wells

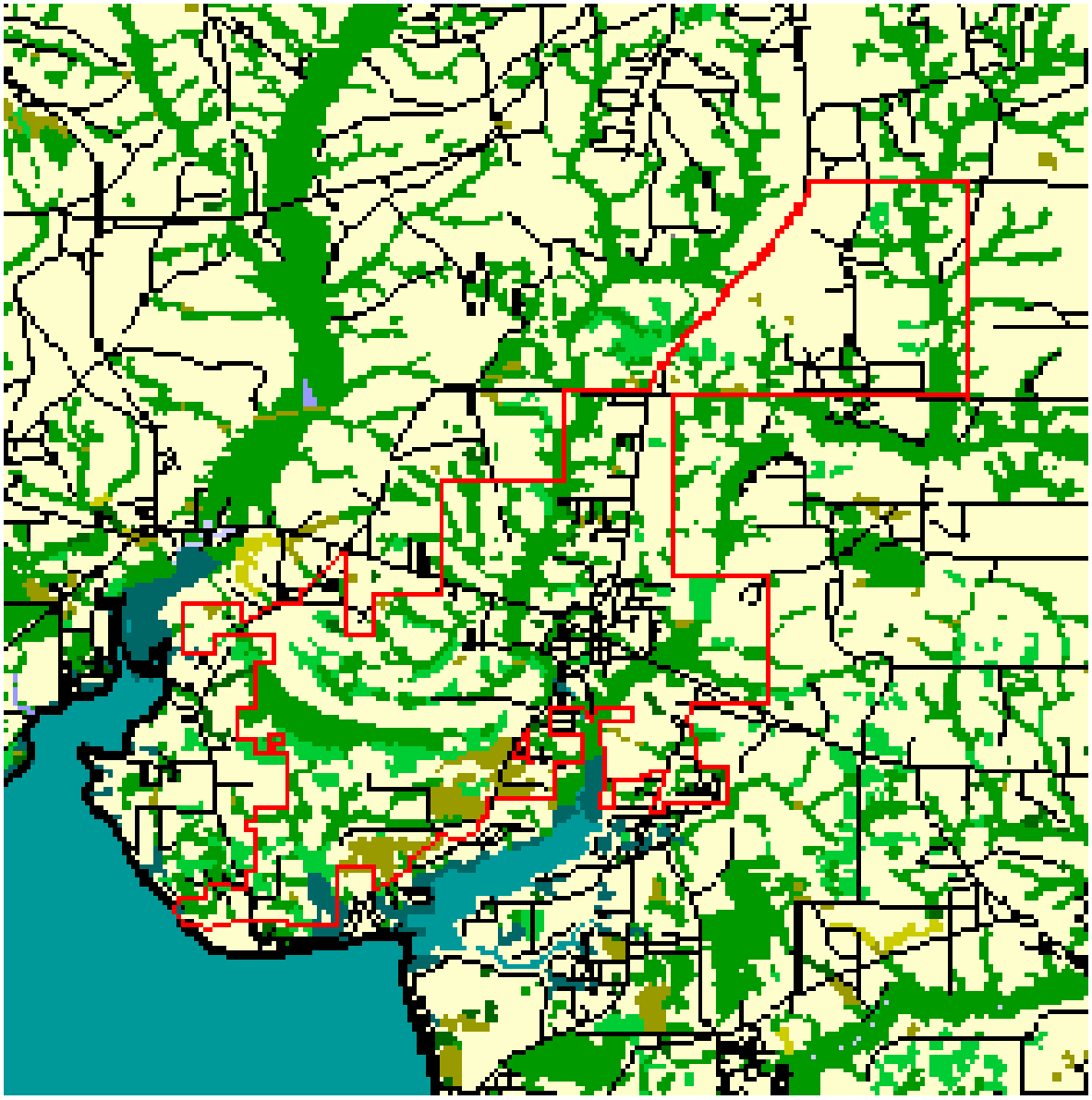


Figure 3

City of Freeport

Flood-Prone Areas

B. Availability of Facilities and Services

1. Traffic Circulation.

The City of Freeport is served by two arterials, US 331 (SR 83) and SR 20. The north-south arterial (US 331) links the city with DeFuniak Springs and Interstate 10 to the north and the- South Walton Beaches and US 98 to the south. The east-west arterial connects Freeport with Bruce to the east and Niceville to the west.

Other than private automobile, only limited services are available to the Freeport residents. Greyhound service provides a daily east-west route in DeFuniak Springs which could be used by Freeport residents.

Commercial air service is available in Niceville and Panama City. Railroad service are available in DeFuniak Springs. Railroad service provides an east-west link to south Florida and westward cities.

Inside the city there are approximately 30 miles of streets. The street functions primarily to provide access between individual parcels of land and streets which pass traffic to one of the two main highways

2. Sanitary Sewer.

The City of Freeport is in the process of expanding the sanitary sewer system to a 600,000 gallon per day sewage treatment plant. See Infrastructure Element for detail. The plant will address identified soil deficiencies caused by a high water table which make wastewater disposal by means of septic tanks impractical and unsafe and identified in the City's Wastewater Management Facility Plan.

The treatment plant has been financed through loan/grant assistance from the USDA/RD as well as local sources. The expansion is scheduled for completion in 2005.

3. Solid Waste.

The City of Freeport contracts with a solid waste collection service. Solid wastes are hauled to the Walton County Central Sanitary Landfill. Figure 4 indicates the location of the landfill site.

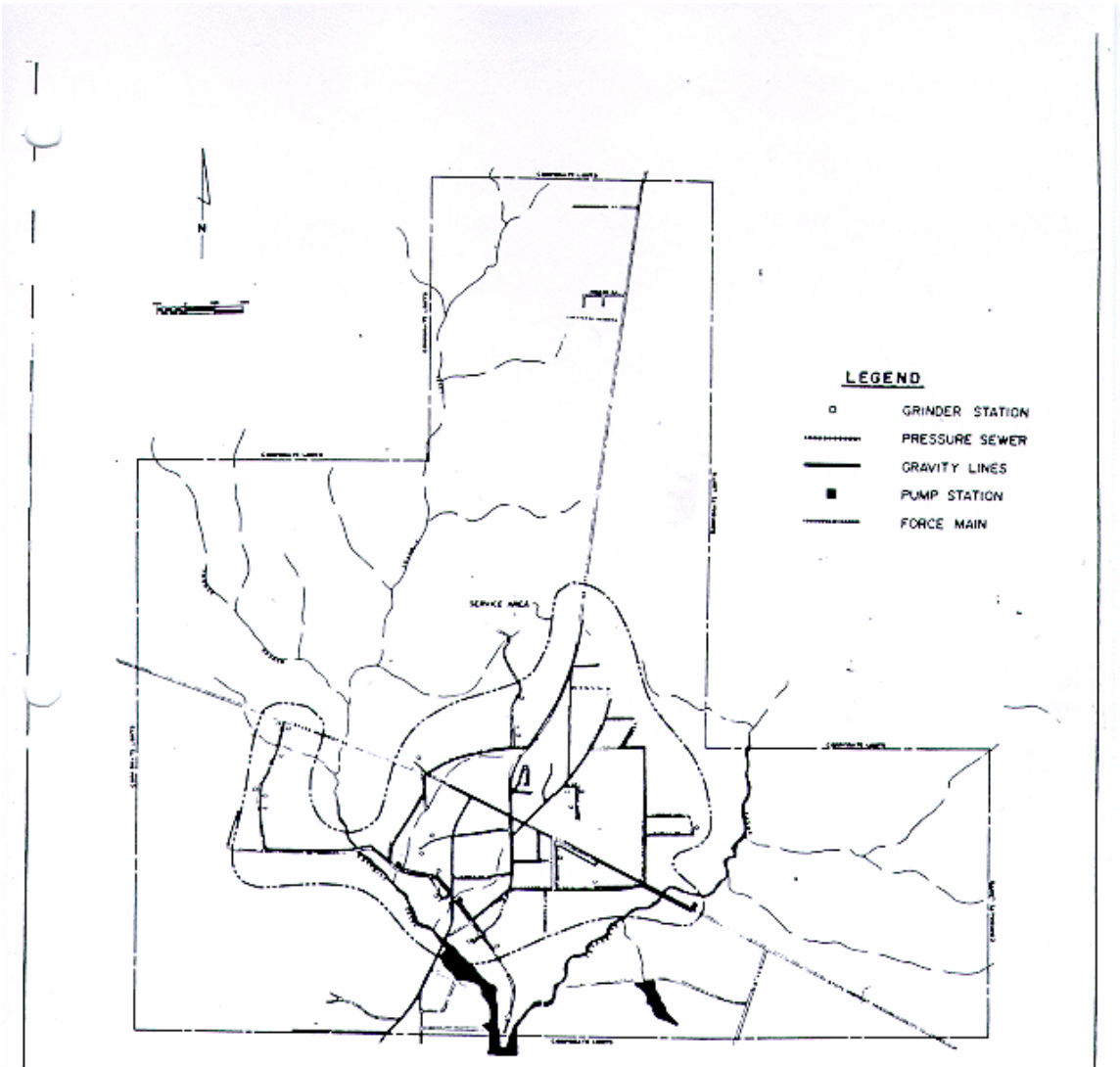
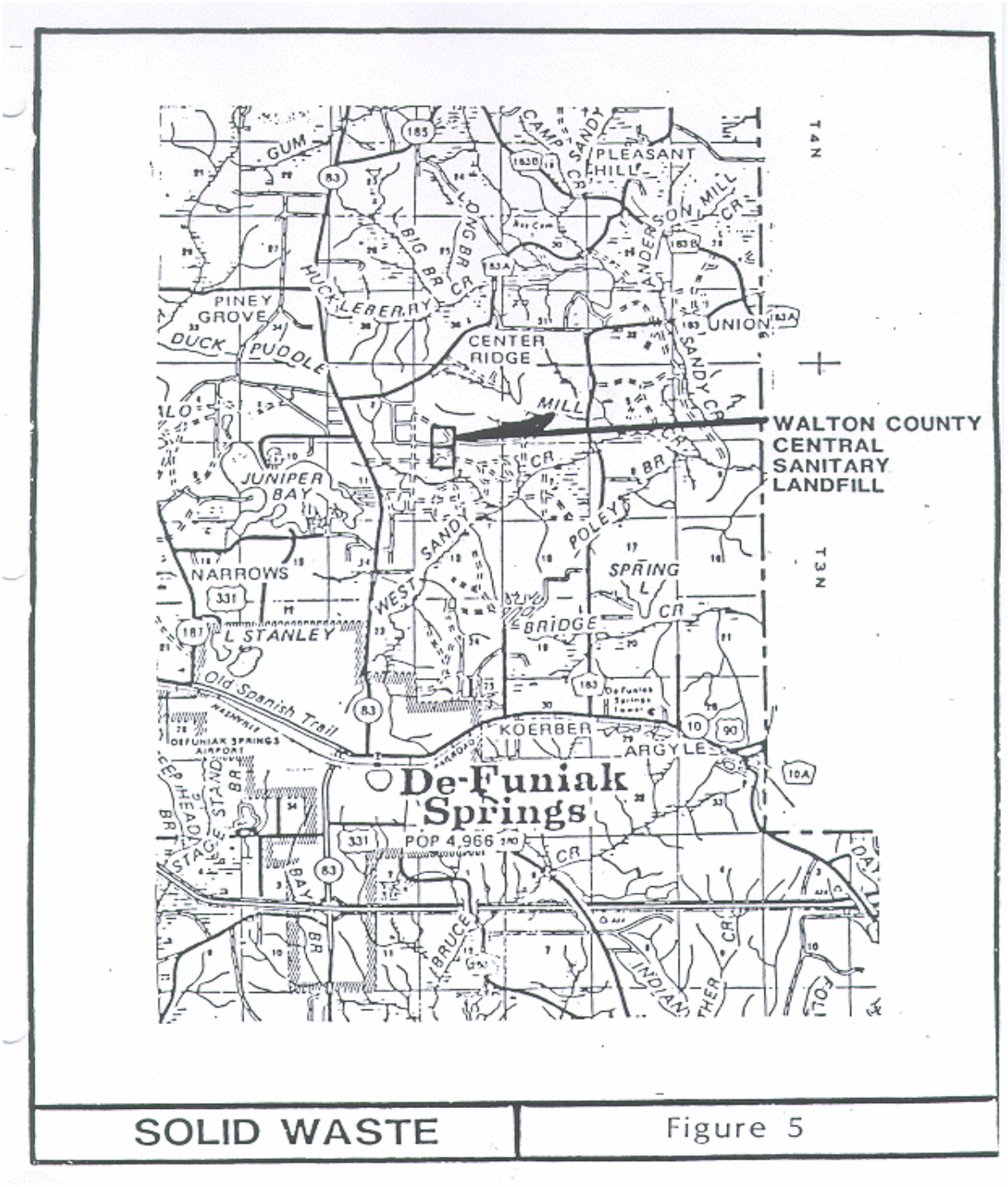


Figure 4
City of Freeport
Sewer System



SOLID WASTE | Figure 5

4. Drainage.

Various studies have indicated that seepage from septic tanks and stormwater drainage from SR 83 and SR 20 are contributors to the water quality degradation experienced in Choctawhatchee Bay. The septic tank seepage will be corrected as residents continue to tie-on to the Sanitary Sewer System.

5. Potable Water.

The City of Freeport owns and operates the potable water system within its boundaries. The system has a design capacity of 6.77 MGD while the combined Consumptive Use Permit allowance withdrawal amounts are: 2.40 MGD (ADR); 2.81 MGD (MDR); and 82.11 MG(MMR) See Infrastructure Element.

The City has five (5) wells with a pumping capacity of 5945 gpm. See Infrastructure Element for detail. The City's water storage capacity has been increased from a single 107,000 gallon tank to 3 tanks with a storage capacity of 750,000 gallons.

6. Soils Analysis.

The soils throughout the County are depicted in Figure 5 and described in more detail in Table 2. Most of the soils in the City of Freeport are in the Chipley-Albany Association.

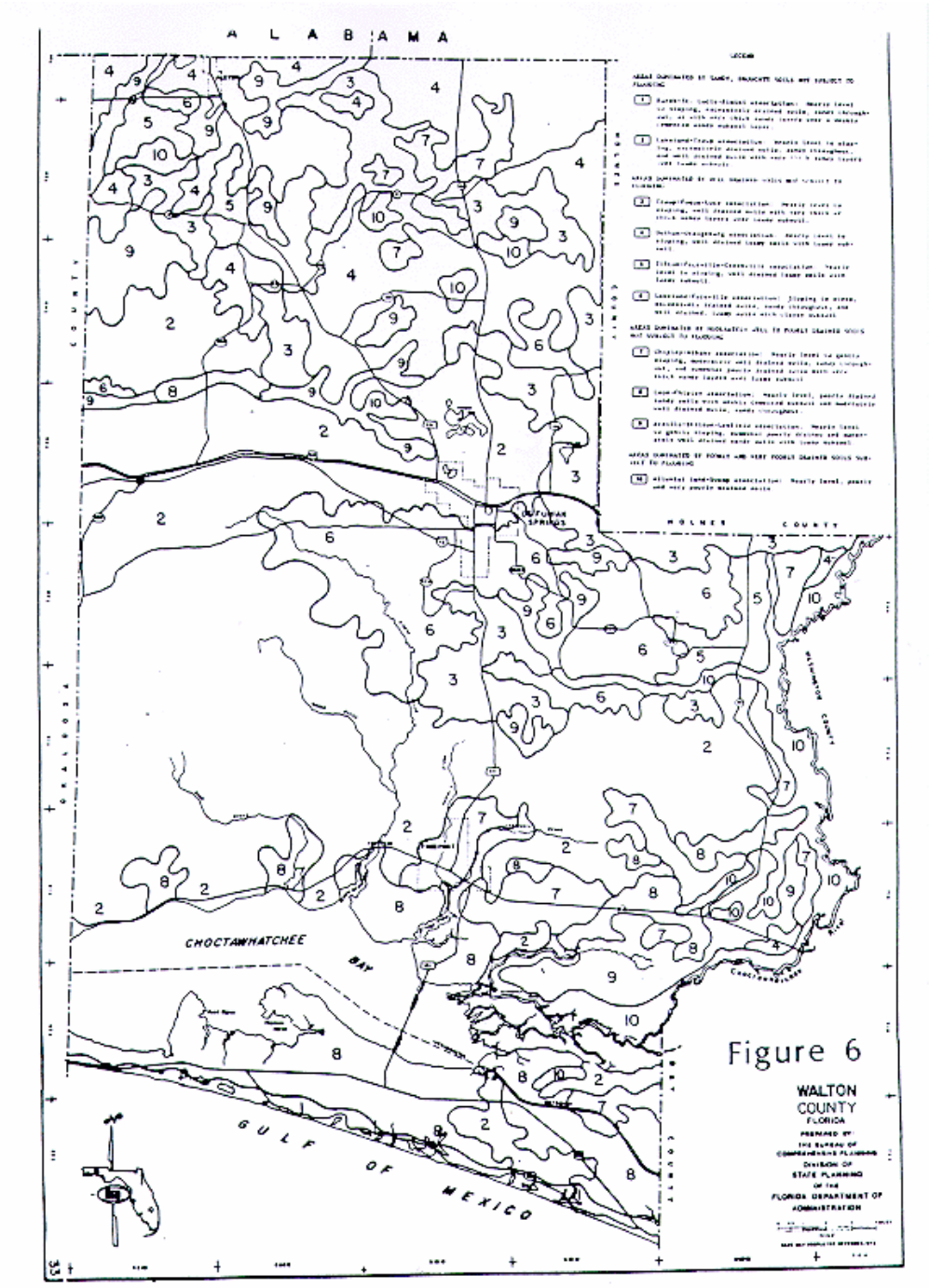
C. Existing Land Uses

Existing Land uses in the City of Freeport have been identified in the following categories:

1. Residential:

Residential land uses include all land within the City used for single family, multi-family or mobile home residential dwelling units. The lands in residential use amount to an area of approximately 4,002.14 acres or 53.42% of the City's land area prior to assigning land use designations to land annexed in 2003. See Table 4..

Residential land uses predominate along virtually all major and minor arterials and collectors with the exception of the junctions of US 331 North and South and Highway 20, and east and west along Highway 20 between Bay Loop Road and East Jackson Street.



The City of Freeport has an inventory of vacant land designated for residential use. However, much of this residential land is not likely to be developed as such within the planning time frame due to the current use, and location of the parcels. Those parcels consist of blighted areas, existing silviculture lands, large parcels with existing

single family use, outlying parcels without roadway access, and parcels designated for Commercial or Mixed Use development not adjacent to existing commercial development on major roadways. The resultant vacant acreage is presented by land use category in Table 5.

2. Commercial

Commercial land uses presently account for only 57.42 acres of land in Freeport. This amounts to 0.048 acres of commercial land per person presently residing in Freeport. As new residents move into the City, it is assumed that this relative ratio of commercial acreage to population will continue with only a 10% increase based upon new landscape buffer standards. Commercial land uses predominate near the junctions of US 331 North and South and Highway 20 and east and west along Highway 20 between Bay Loop Road and East Jackson Street.

3. Industrial

Industrial land uses are limited to the area between Second Avenue and Four Mile Creek in which the petroleum storage facility and shipyard are located, and on the north side of the City east of US 331 where two Industrial Parks are under construction. This constitutes only 0.14 acres of industrial land per person in Freeport. In a "bedroom" community with no desire to encourage industrial development and job creation, this allocation of land would probably be sufficient, however, the City of Freeport believes that job creation in manufacturing and warehousing industries to be a significant goal and therefore that industrial land must be increased. The City has increased the allocation of industrial land use to a total of 179 acres in 2000.

4. Agricultural

There are at this time no active agricultural land uses in Freeport. There is a significant amount of vacant timbered land that could be considered in silviculture, but none of it is under active planting or management.

While it is assumed that much of the vacant land will remain undeveloped, it is not expected that significant agricultural land uses will develop in Freeport. Allowance for agricultural land uses will be made in the Rural Development Future Land Use Category.

This Rural Development Future Land Use Category will be reduced as land is developed for other uses.

5. Recreational

There are presently 19.25 acres of recreational and open space lands in Freeport. The City's adopted level of service standard of 6.25 acres per 1,000 population results in 14.08 acres of recreational and open space land required in 2020.

6. Education

The City of Freeport is home to three County School System schools. Freeport Elementary sits on a parcel of 16 acres, Freeport Middle sits on a parcel of 12 acres, while Freeport High School sits on an 80 acre site. These schools serve Freeport residents as well as residents of the surrounding unincorporated area. Both schools are relatively new and not expected to require expansion before 2010.

Educational existing land uses are included in the Public Facilities future land use designation, and as such will share in the proportional expansion of lands dedicated to Public Facilities. Although educational uses account for 78 percent of public facilities uses, they can be expected to contribute proportionally less as time goes on.

7. Public Service

The Public Service existing land use category includes only public facilities land uses. The City Hall, Sewage Treatment Plant, Well and Tank Site, and the old City Hall property are included in this existing land use. Public service lands account for 30.84 acres. The City anticipates that the expanded Public Service Future Land Use Category which will include publicly owned recreational lands and educational lands presently constitute a total of 138.84 acres, which amounts to 0.12 acres per person in Freeport. The City anticipates that this proportion will continue, which will require the addition of 119.52 acres of new Public Service lands by 2020.

8. No Historic or Archaeological Resource or Conservation land uses presently exist in Freeport.

9. Mixed Use.

There are approximately 673 acres of land designated for mixed used development.

10. Special Development:

There are approximately 829 acres in Special Development that will be assigned Future Land Use designations as they are developed.

11. Annexed Lands

There are approximately 3,229 acres of land annexed into the City without a land use designation. Table 4 column depicts the existing land use percentages before and after the annexed lands are assigned a land use designation.

D. Future Land Use Districts

The following land use districts are hereby established and visually portrayed on the accompanying Future Land Use Map. Every effort has been made to make the boundaries of these districts clearly understandable. Those boundaries which appear to follow rights-of-way do in fact follow them. Similarly, those boundaries which appear to follow property ownership, section lines, or the City Limits do follow them. Boundaries of Environmental Conservation areas follow the 8 foot contour throughout the City, which contour has been determined by the Federal Emergency Management Agency to be the limit of the 100 year flood.

1. Environmental/Conservation

This category designates those areas having environmental characteristics that limit development potential. The land has been identified as having low development capability, or one or more characteristics which require preservation or conservation. This district will be used wherever there is a high concentration of environmentally sensitive lands as identified in the conservation element. This high concentration would call for a lowering of the density and intensity of the development taking place in the area, and this imposition of lowered development potential is the purpose of the Environmental/Conservation district.

Uses within the district are limited to silviculture and native range land, low density residential development (1 unit per 20 acres), parks and recreation activity, and the lowest intensities of public

uses necessary to provide only those public facilities or services to protect health or safety.

The boundaries of this district are coincident with the boundaries of the FEMA 100 year flood zone area, with a defined elevation of 8 feet.

2. Rural Development

This category represents those areas that are suitable for development at very low densities or intensities. The City does not plan to provide for the extension, expansion, or installation of urban infrastructure to this district. Development standards are designed to encourage development consistent with nearby agricultural uses and to allow either relatively large residential lots or clustered residential development which meets the gross density requirements, in order to maintain a rural atmosphere in appropriate areas of the jurisdiction. Appropriate uses are limited o agricultural activity, the low density residential development (1 unit per 5 acres in FEMA designated floodplain areas or with FDEP jurisdictional wetlands (as determined by on-site determination) and 1 unit per 2 acres within all other areas), parks and recreation activity, and only those public uses necessary to provide facilities and services to meet health and safety needs.

3. Low Density Residential

This category allows for residential development at a maximum density of four (4) dwelling units per acre. This district is provided to establish areas for traditional subdivisions, or other low density residential development, insulated from the majority of non-residential uses. Urban infrastructure necessary to support low density residential development will be provided in this district. Appropriate uses are limited to residential, parks and recreation activity, and public uses. During a transition from undeveloped to developed land, existing and established agricultural uses are allowable, but new agricultural uses shall not be established.

4. Established Residential

Residential neighborhoods at a variety of densities exist, fully or partially developed at the time adoption of the Comprehensive Plan. The established residential district is provided to identify such districts, provide appropriate standards for the protection of such areas, and for the continued development of the area consistent

with the established development program. Appropriate uses are limited to residential development at existing densities, parks and recreation uses, and only those public uses necessary for the protection of health and safety.

5. Commercial

This category provides for a predominance of general and high intensity commercial activity, as well as professional service and office uses, institutional and public service/utility uses, as well as residential at a maximum of 16 units per acre. Residential uses are limited to upper floors above ground floor commercial or office uses. Urban infrastructure is provided or planned to provide service to he commercial district.

In areas where residential is mixed with commercial or other uses, commercial use shall be predominant. This district also encompasses established commercial and office development where this use should be maintained and or expanded.

6. Public Service

This category provides for educational uses, recreational uses, and public facilities, grouped into one district pursuant to Rule 9J-5, F.A.C. Uses in this category include only institutional, outdoor recreational, and public service/utility. Appropriate infrastructure is provided or planned to support these uses.

7. Mixed Use

This category provides for a mixture of uses where no single use predominates. The mixed use district allows for a mixture of residential housing types and densities; commercial, office, and institutional uses; parks and recreation uses; and public uses. This category allows for a residential density at a maximum of 16 units per acre. Urban infrastructure is provided or planned to provide service to the mixed use district. This is not the highest intensity district in the jurisdiction, and does not provide for regional-scale commercial, office, or other uses on a regional-scale.

8. Urban Development

This category provides for the widest range of mixed uses and the highest density and intensity of development. Residential uses are allowed at a maximum density of 16 units per acre. Commercial,

office, institutional, industrial, recreation facilities and park lands, and public uses are allowed, including regional-scale developments. Urban infrastructure exists or is planned for expansion, extension, or installation to serve the allowable densities and intensities of development. Development standards will be established which support the mixed use, intense development of the district.

9. Industrial

This category is intended for manufacturing, processing, storage and warehousing, wholesaling, and distribution. The industrial district allows for any industrial use, transportation, communication, or utility use, and is intended to provide appropriate areas for industrial activity. Further, this district is established to protect industrial areas from encroachment of other uses which may be inconsistent with the character of the area. Appropriate infrastructure is provided or planned to serve the area.

10. Agricultural

This category includes rural areas characterized by smaller-scale agricultural activities, including timber production, and varied parcel sized. Allowable uses include agricultural, silviculture, and farm dwellings, and associated accessory structures that are related to and supportive of agriculture and silviculture. Density is limited to one dwelling unit per 10 acres, except for lots of record as of December 28, 1996, of 20 acres or less, which are allowed a density of 1 unit per 2.5 acres. Seventy percent of the development site must be retained in open space.

11. Special Development

Allowable uses in the Special Development District are limited to Low Density Residential Development (4 dwelling units per acre). Parks and Recreation activity, Conservation and only those public uses necessary to provide facilities and services to meet health and safety needs. Wetlands and floodplain areas will be designated as Conservation within the Special Development District. Development densities and intensities will be transferred out of wetland and floodplain areas, and development will be limited to road and utility crossings, golf cart crossings, water dependent uses, and activities that have an insignificant adverse impact on wetlands and floodplains.

12. Rural Village

This category allows for predominately residential development at a maximum density of two (2) dwelling units per acre, residential and neighborhood scale businesses and public uses, such as churches or schools, provided that the nonresidential uses are compatible in scale and intensity with the character of the residential areas. Commercial uses shall not occupy more than five percent of any area designated rural village.

SOIL ASSOCIATION/DEVELOPMENT LIMITATIONS[1] Walton County			DEVELOPMENT LIMITATIONS						
			SANITARY FACILITIES			COMMUNITY DEVELOPMENT			
Map Symbol	Name of Association with Component Soils[2]	Percent of Association[3]	Septic Tank Absorption Fields	Sewage Lagoons	Sanitary Landfill (Trench Type)	Shallow Excavations	Dwellings	Light Industry	Local Roads and Streets
	K								
1	Kureb – St. Lucie – Rimini (3%)		SLIGHT	SEVERE	SEVERE	SEVERE	SLIGHT	SLIGHT	SLIGHT
	Kureb	30	Slight	Severe PR	Severe PR,TS	Severe CC	Slight	Slight	Slight
	St. Lucie	20	Slight	Severe PR,TS	Severe CC	Severe	Slight	Slight	Slight
	Rimini	10	Slight	Severe PR	Severe PR,TS	Severe CC	Slight	Slight	Slight
	Others	40							
2	Lakeland – Troup (39%		SLIGHT	SEVERE	SEVERE	SEVERE	SLIGHT	SLIGHT	SLIGHT
	Lakeland	75	Slight	Severe PR	Severe PR,TS	Severe CC	Slight	Slight	Slight
	Troup	15	Slight	Severe PR	Severe PR,TS	Severe CC	Slight	Slight	Slight
	Others	10							
3	Troup – Fuqua – Lucy (10%		SLIGHT	SEVERE	SEVERE	SEVERE	SLIGHT	SLIGHT	SLIGHT
	Troup	33	Slight	Severe PR	Severe PR,TS	Severe CC	Slight	Slight	Slight
	Faqua	32	Moderate PWT	Slight	Slight	Moderate CC	Slight	Slight	Slight
	Lucy	20	Slight	Severe PR	Slight	Slight	Slight	Slight	Slight
	Others	15							
4	Dothan – Orangeburg (8%)		SEVERE	MODERATE	SLIGHT	SLIGHT	SLIGHT	SLIGHT	SLIGHT
	Dothan	40	Severe PS	Moderate HS	Slight	Slight	Slight	Slight	Slight
	Orangeburg	30	Slight	Moderate PR	Slight	Slight	Slight	Slight	Slight
	Others	30							

TABLE 2 - SOIL ASSOCIATIONS

S
SOIL ASSOCIATION/DEVELOLPMENT LIMITATIONS[1]
Walton County
Page Two

Map Symbol	Name of Association with Component Soils[2]	Percent of Association[3]	DEVELOPMENT LIMITATIONS SANITARY FACILITIES Septic Tank Absorption Fields	Sewage Lagoons	Sanitary Landfill (Trench Type)	COMMUNITY DEVELOPMENT Shallow Excavations	Dwellings	Light Industry	Local Roads and Streets
5	Tifton - Faceville - Greenville (4%)		MODERATE	MODERATE	SLIGHT	SLIGHT	SLIGHT	SLIGHT	SLIGHT
	Tifton	30	Moderate PS	Moderate PR	Slight	Slight	Slight	Slight	Slight
	Faceville	25	Slight	Moderate PR	Slight	Slight	Slight	Slight	Moderate LS
	Greenville	15	Slight	Moderate PR	Slight	Slight	Moderate LS	Moderate LS	Moderate LS
	Others	30							
6	Lakeland - Faceville (8%)		SLIGHT	SEVERE	SEVERE	SEVERE	SLIGHT	SLIGHT	SLIGHT
	Lakeland	40	Slight	Severe PR	Severe PR, TS	Severe CC	Slight	Slight	Slight
	Faceville	25	Slight	Moderate PR	Slight	Slight	Slight	Slight	Moderate LS
	Others	35							
7	Chipley - Albany (5%)		MODERATE	SEVERE	SEVERE	SEVERE	MODERATE	MODERATE	MODERATE
	Chipley	50	Moderate WT	Severe PR	Severe TS, PR, WT	Severe CC	Moderate WT	Moderate WT	Moderate WT
	Albany	35	Severe WT	Severe PR	Severe WT,PR	Severe CC	Moderate WT	Moderate WT	Moderate WT
	Others	15							
8	Leon - Chipley (11%)			SEVERE		SEVERE	SEVERE	SEVERE	SEVERE
	Leon	45	EVERE	Severe PR	EVERE	Severe CC	Severe WT	Severe WT	Severe WT
	Chipley	25	evere	Severe PR	evere	Severe CC	Moderate WT	Moderate WT	Moderate WT
	Other	30	T		S, PR, WT				

TABLE 2 - SOIL ASSOCIATIONS

SOIL ASSOCIATION/DEVELOPMENT LIMITATIONS[1] Walton County Page Three			DEVELOPMENT LIMITATIONS						
			SANITARY FACILITIES			COMMUNITY DEVELOPMENT			
Map Symbol	Name of Association with Component Soils[2]	Percent of Association[3]	Septic Tank Absorption Fields	Sewage Lagoons	Sanitary Landfill (Trench Type)	Shallow Excavations	Dwellings	Light Industry	Local Roads and Streets
9	Ardilla - Stilson - Leefield (7%)		SEVERE	SEVERE	SEVERE	SLIGHT	SEVERE	SEVERE	MODERATE
	Ardilla	35	Severe WT, PS	Severe WT	Severe WT	Slight	Severe ST	Severe WT	Moderate WT
	Stilson	25	Moderate WT	Moderate PR, HS	Severe WT, PR	Moderate CC	Slight	Slight	Slight PG, EE
	Leefield	20	Severe WT	Moderate HS	Severe WT	Moderate CC	Moderate WT	Moderate WT	Moderate WT
	Others	20							
10	Alluvial Land - Swamp (6%)		SEVERE	SEVERE	SEVERE	SEVERE	SEVERE	SEVERE	SEVERE
	Alluvial Land	40	Severe FL, WT	Severe FL, WT	Severe FL, WT	Severe FL, WT	Severe FL, WT	Severe FL, WT	Severe FL, WT
	Swamp	35	V. Sever FL, WT	V. Severe FL, WT	V. Severe FL, WT	V. Severe FL, WT	V. Severe FL, WT	V. Severe FL, WT	V. Severe FL, WT
	Other	25							

[1] The overall rating for the association to based on the rating for the dominant soil (soil that makes up the greatest percentage of the association) or molls If more than one soil has the same rating.

[2] Others represents minor soils In the association. No one of the Individual minor soils makes up as large a percentage of the association as the major soil with the lowest percentage. The percentage In parentheses following each of the soil associations represents the percentage of the county covered by that association.

[3] The percentages are estimates and are not based on measured acreage.

LEGEND

CC - Cutbanks Cave	LS - Low Strength	PWT - Perched Water Table
EE - Erodes Easily	PG - Piping	TS - Too Sandy
FL - Floods	PR - Percolates Rapidly	WT - Wet
HS - Lateral Seepage	PS - Percolates Slowly	

TABLE 2 - SOIL ASSOCIATIONS

TABLE 3

EXISTING LAND USE

Category	Total Acres In Category	Developed Acres In Category	Percent of Developed Acres
Residential	4002	756	45.00
Commercial	57	29	1.73
Industrial	179	88	5.24
Agricultural	1073	0	0.0
Recreational	19	19	1.13
Conservation	512	151	8.99
Education	108	108	6.43
Historical	0	0	0
Public Services	40	13	0.77
Special Development	829	0	0.0
Mixed Use	673	443	26.37
Annexed property not Assigned City Land Use Category	3,229	73	4.35
TOTAL	10,721	1680	100%
Total Vacant or Undeveloped	8977.32	84.11	

TABLE 4

PROJECTED FUTURE LAND USE NEEDS BY DISTRICT

	PRESENT (2003)			2020			
Category	**Acres**	**Percent**	**Ac/Person**	**Acres**	**Percent**	**Ac/Person**	**Acreage Needed to Keep Ratio**
Residential	**4,002**	**53.42**	**3.24**	**5,785**	**53.96**	**2.57**	**-58.17**
Commercial	**57**	**0.76**	**0.05**	**57**	**0.53**	**0.03**	**24.57**
Industrial	**179**	**2.39**	**0.14**	**179**	**1.67**	**0.08**	**77.15**
Agricultural	**1,073**	**14.32**	**0.87**	**2,379**	**22.19**	**1.07**	**-843.54**
Recreational	**19**	**0.25**	**0.02**	**79**	**0.74**	**0.03**	**-51.81**
Conservation	**512**	**6.83**	**0.41**	**587**	**5.48**	**0.26**	**145.67**
Education	**108**	**1.44**	**0.09**	**108**	**1.01**	**0.05**	**46.55**
Historical	**0**	**0.00**	**0.00**	**0**	**0.00**	**0.00**	**0.00**
Public Service	**40**	**0.53**	**0.03**	**120**	**1.12**	**0.05**	**-62.76**
Special Development	**829**	**11.07**	**0.67**	**754**	**7.03**	**0.33**	**432.29**
Mixed Use	**673**	**8.98**	**0.54**	**673**	**6.28**	**0.30**	**290.06**
TOTAL	**7,492**			**10,721**			
(Annexed property w/no City land use	**3,229**						

***Percentage of land area not including annexed land**

The City of Freeport has an inventory of vacant land designated for residential use. However, much of this residential land is not likely to be developed as such within the planning time frame due to the current use, and location of the parcels. Those parcels consist of blighted areas, existing silviculture lands, large parcels with existing single family use, outlying parcels without roadway access, and parcels designated for Commercial or Mixed Use deveopment not adjacent to existing commercial development on major roadways. The resultant vacant acreage is presented by land use category in Table 5.

Table 5
Vacant Land by Land Use Category

	Rural Development	Low Density Residential	Conservation	Urban Development	Existing Residential	Mixed Use	Commercial	Potential Dwelling Units
Vacant Acres	386.07	174.93	198.42	262.15	61.09	149.71	1.44	2,801
Permitted Density	0.5	4	0.05	4*	4**	4*	4*	
Dwelling Unit Potential	193	700	10	1,049	244	599	6	
* The maximum density for these categories is 16 du/acre. Because development at this density is unlikely, this analysis assumes an average density of 4 du/acre. ** This category allows densities consistent with existing densities in the area. For this analysis a density of 4 du/acre is assumed.								
Source: WFRPC July 2000								

Figure 7
Future Land Use

PLEASE SEE ATTACHED MAP